



KILSYTH

6 LAUDERDALE PLACE

O/o £395,000

Extensively upgraded and extended 6 bedroom detached villa on a large plot

Extended detached family home - Upgraded throughout to a high standard - Large gardens - Contemporary interior - EER B



- Extended & upgraded family home
- High specification interior
- Large plot with landscaped gardens
- Flexible layout of up to 7 bedrooms
- Desirable location next to Colzium
- Upgraded with solar panels
- Stunning family kitchen / dining
- Energy efficiency rating TBC

Having been extended and substantially upgraded throughout, this **unique six bedroom detached villa** in the sought after Lauderdale Place cul-de-sac in Kilsyth is truly one of a kind! The perfect home for a growing family, this fantastic lifestyle opportunity is presented to the market by award winning local agent Kelvin Valley Properties. Internally the property has a large lounge, a separate family room, an upgraded kitchen, substantial extension housing a family/dining area, a cloaks, and a large downstairs bedroom with en-suite and dressing area. Upstairs there are a further five bedrooms (two are en-suite) and a family bathroom. Externally there are beautiful landscaped gardens that have been upgraded, as well as a monoblock driveway to the front and electric charging point. Solar panels have been retrofitted to improve energy efficiency. The full property details and home report can be accessed on the Kelvin Valley website.



LOUNGE

Spacious lounge with full height bay-style window formation to the rear which allows plenty of natural light in as well as providing access out into the rear garden. Carpeted floor area. Attractive neutral décor. Plenty of space for furniture in this huge room.



FAMILY / DINING

The large extension to the rear of the property houses an open plan family and dining area. There is a set off bifolding doors to the rear as well as large windows to the side, ensuring this bright social space gets plenty of natural light. Stunning herringbone flooring in here. Plenty of space for furniture.



KITCHEN / FAMILY

Beautiful upgraded kitchen, with plenty of fitted storage units and extensive worksurface with integral sink with hot tap. Large island unit with integral induction hob and extractor fitted above. There are also two fitted ovens, an integral wine chiller and a large American fridge/freezer. Stunning herringbone flooring. Open plan access to dining/family area.



FAMILY ROOM

Large and flexible room accessed from the main hallway, currently used as a family room / 2nd lounge. Herring bone flooring. Bay window to front.

UTILITY

Useful downstairs utility accessed from the kitchen. Has built in fridge freezer and large cupboard with back door opening onto the rear garden.

BEDROOM 1 & EN-SUITE

Large double bedroom with a walk in wardrobe as well as a storage cupboard. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin & W.C. and combined vanity unit. French doors opening onto Parisian balcony to the front.

BEDROOM 2 & EN-SUITE

Large double bedroom to the front, with fitted wardrobes offering excellent storage. Carpeted floor area. French doors opening onto Parisian balcony.

BEDROOM 3

Spacious double bedroom to the rear. Window overlooking the back garden. Carpeted floor area.

BEDROOM 4

Another double bedroom, again with window to the rear. Carpeted floor area.

BEDROOM 5 / HOME OFFICE

Single bedroom to the rear, with window overlooking the back garden. Currently used as a home office.

FAMILY BATHROOM

Modern fitted bathroom, with corner bath, wash hand basin with vanity units, separate shower and W.C. Part tiled walls and tiled floor. Vanity units.

CLOAKS

Useful downstairs cloaks, accessed from the main hallway. With wash hand basin & W.C.



HEATING & WINDOWS

Gas central heating & double glazing.

GARDENS & DRIVEWAY

Beautiful landscaped garden to the rear with extensive patio and large section of artificial lawn. Monoblock driveway to the front.

SALES INFORMATION

All fixtures & fittings included. Electric car charging point as well as fitted solar panels.

PROPERTY SUMMARY

Substantially extended and upgraded 6 bedroom detached villa in the quiet and sought-after cul-de-sac of Lauderdale Place, in Kilsyth. Adjacent to the Colzium Lennox estate, this is a fantastic area for bringing up a family. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to north & south. Major motorway networks nearby.

All fixtures and fittings mentioned in this schedule are included in the sale. All others in the property are specifically excluded. All measurements are in feet. Measurements are taken using an electronic measuring device and may therefore be subject to a small margin of error. All photographs are reproduced and included for general information and it must not be inferred that any item is included for sale with the property. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Kelvin Valley Properties is a member of The Property Ombudsman. Further details of membership and obligations can be found at www.tpos.co.uk

Viewings

By appointment only through Kelvin Valley Properties

Office Contact: **John or Paul**

sales@kvps.co.uk / 0800 133 7775

Reference Number: **K/2537**



Post Code for Sat Nav

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